

June 11, 2026 Coleson Cluster Association (CCA) Board Meeting Minutes

7:00 pm on Zoom

Board Officers in attendance:

Carl Friedrich, President
Lori Johnson, Vice President
Jonathan Miller, Treasurer
Mary Bloom, Secretary

Directors in attendance:

Jonah Goobic, Director
Kari Uman, Director

Residents in attendance:

Brent Kynaston
Pat/Chuck Kraus

Board absentees:

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1. Welcome & Call to Order

- Carl Friedrich, President, called the Board Meeting to order at **7:05 pm**.
- Quorum is met with a minimum of three Board Members present.

2. Treasure's Update and Financial Report, Jonathan

Treasurer's Report has been submitted and received by the Board.

Cluster financial standings are outlined below:

- Cluster Balance as of 6/10/26: **\$10,556.26**
- **\$68,791.66** Cluster Reserve Fund Balance
- **\$32,834.03** Total May 2026 Expenses

Notable standings: Expenses does not include recent Granite Hill invoice for river jack installation (\$2994.89).

3. Landscape + Grounds Keeping, Mary

Goal: The Landscape Working Group (LWG) is an ongoing volunteer collective of Coleson Cluster Board Members and residents who work together to support the maintenance and beautification of common areas in and around the Cluster. The LWG will act as an advisory to the Board on addressing landscaping needs, and the use of sustainable best practices that promote eco-friendly and beneficial environments.

- FY27 Landscape Budget: **\$2,500** (Grounds Improvement Line Item of adopted **Budget Report**)

6/1/26: Granite Hill installed the wrong-sized stone in the drainage swales around designated Carports (quoted 1-3" stone but installed a larger 3-5" stone). Granite Hill did not estimate enough material to fill the swales, and has provided a follow-up quote for additional material, with discounted labor: ~ \$500

Action Item: Carl to schedule a walk through with Terry (Granite Hill) to assess application of river jack and next steps on adding a topcoat of the 1-3" river jack (~ 1-yard) where needed.

4. Infrastructure + Hardscape Management, Kari, Lori, Jonathan

Goal: The Infrastructure and Hardscape Management Subcommittee is proactive in planning and executing short- and long-term capital improvement projects that preserve the Cluster's physical assets. The volunteer collective of Coleson Cluster Board Members and residents work together to maintain the Cluster's built environment, prioritizing safety and functionality, while enhancing property values and aesthetic appeal through practical repairs.

Carport Restoration Project Working Group: Kari, Lori, Paul Lang and Mike Zolandz (residents)

- ✓ Mid-April 2026: Dolan Contracting successfully completed the carport work.
- ✓ Paul Lang has applied spray sealant on the brick carports. (Material cost: \$380)
- ✓ 6/11/26 Budget Reporting: \$58,916 total cost spent to date. (Includes proposed work and post activities such as brick sealing, river jack swales, and cost of materials.)

Surface Lot Curb Re-Painting:

- ✓ May 16, 2026: Dolan Contracting successfully completed repainting the curbs.
- ✓ Leftover yellow paint will be in the storage closet for touch ups.

Additional Maintenance:

- ✓ Paul Lang has completed installation of motion lights on the rear of Carport #12 to deter late night loitering and trespassing from North Shore Drive. According to Evan Ewing this approach has been successful.

- Light pole remains out at #1600.

Action Item: Jonathan to follow up on ticket with Dominion for repairs.

5. Tree Work, Carl

Goal: A continuous Capital Improvement Project to maintain a safe, healthy, and sustainable environment through the ongoing management and enhancement of the Cluster's tree canopy. This volunteer effort focuses on best practices and seasonal evaluations for preservation, maintenance and renewal of trees, and to ensure a long-term canopy succession, while prioritizing services when necessary to protect people, pathways, and property.

- Residents at #1656 are concerned about the tree behind their house. The tree is on Cluster property and has been previously identified as a priority removal.
- The Cluster is looking ahead at minimizing unnecessary tree service for 2026 to conserve funds and offset expenditures from the carport restoration project.
- Carl has met with one arborist and plans to schedule appointments with two others.

6. Board Meeting Minute Approvals

Carl moves to approve the **May 2026 Board Meeting Minutes**.

Jonah Seconds the motion. | **APPROVED** by all Board Members present.

OTHER BUSINESS

Atlantic Union Bank

Jonathan to coordinate bank approval for new Board Members. Signed Minutes need to be provided.

HVAC Screening Design Standard:

- Susan Cleland built the HVAC fencing in front of 1616 and 1614. (Design Standard)
- Design Standards need to be revised to include a deadline for installing HVAC screening.
- Proposed new house colors, coming soon!

Action Item: Kari to follow up with Cat (RA) for clarification on RA's role in enforcing HOA standards. And options for the Cluster to leverage compliance.

Adjournment

Carl moves to adjourn the **June Board Meeting at 7:57 pm.**

Lori Seconds the motion. | **APPROVED** by all Board Members present.

Attestation

These minutes were approved at the **Coleson Cluster Association Board of Directors Meeting on August 6, 2026.**
(No July HOA Meeting.)

Upcoming Meeting Dates

June Board Meeting – Thursday, **June 11** at 7:00 pm on Zoom

Cancelled - July Board Meeting – Thursday, **July 9** at 7:00 pm on Zoom

August Board Meeting – Thursday, **August 6** at 7:00 pm on Zoom

September Board Meeting – Thursday, **September 3** at 7:00 pm on Zoom